



Comment Set 2

March 23, 2006

Paul D. Thayer
Executive Officer
California State Lands Commission
100 Howe Ave., Suite 100 - South
Sacramento, CA 95825-8202

Subject: Draft EIR from Richmond Long Wharf Lease Renewal
San Francisco Bay Trail

Dear Mr. Thayer,

Thank you for providing the East Bay Regional Park District ("District") with the Draft Environmental Impact Report (DEIR) for the proposed renewal of the Richmond Long Wharf Lease to Chevron Corporation. The District has been working on a number of open space and trail planning studies on the Point San Pablo Peninsula, including the San Francisco Bay Trail, which is planned to run through some portions of Chevron's property adjacent to the proposed State Lands Commission (SLC) lease area. The term of the lease is for thirty years. As a result, it is the District's goal to work cooperatively with SLC, Chevron, and other parties to make sure that the planned Bay Trail segment through the SLC lease area is not delayed indefinitely as part of the subject project.

SLC holds these lands in trust for the public. The exclusive private use by Chevron of public lands effectively precludes development of this planned public access for another thirty year period. As a Trustee agency for the public, SLC has an obligation under existing State law and the California Environmental Quality Act (CEQA) to protect the public's interest. Clearly, the public has demonstrated its interest in developing the San Francisco Bay Trail through this area. Completion of the San Francisco Bay Trail through this area is part of several adopted regional plans, including the BCDC Bay Plan, ABAG San Francisco Bay Trail Plan, City of Richmond General Plan and the District's 1997 Master Plan. These plans were developed through public processes. They provide policies that are reflective of the public's interest in having maximum feasible access to the San Francisco Bay shoreline, including public lands held in Trust by SLC.

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The SLC now has the opportunity through this proposed 30-year lease renewal to address the issue of public access to its lands. Completion of the missing Bay Trail segment through public trust lands leased to Chevron should be addressed now, not another thirty years from now, as a condition of approval for renewing the lease.

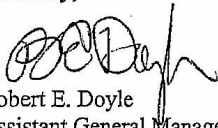
As Trustee for the public, we believe the SLC does have the legal authority and responsibility to require public access to the public's land. While SLC may not require Chevron to provide public access through its adjacent private property, Chevron may wish to voluntarily cooperate with SLC and other public interests in providing such access or other alternatives through its property. This will allow for public access to be planned and managed in a coordinated effort that will protect Chevron's operations, security and public safety.

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The District has had a long and positive relationship with both the SLC and Chevron. There is no desire on the part of the District (or we believe others) to impact, interfere, add liability or reduce security at Chevron's very important operation in Richmond. However, locking out the public from any access or alternative access for another thirty years is a major concern and must be addressed before the SLC approves the 30-year lease extension. The District stands ready to work cooperatively and creatively to resolve this important public access concern.

Please call me should you have any questions regarding our letter. I can be reached at (510) 544-2600.

Sincerely,



Robert E. Doyle
Assistant General Manager
Interagency Planning & Land Acquisition Division

cc B. Lindsay, City of Richmond
D. O'Hair, Chevron Products Company
P. O'Brien, EBRPD – General Manager

Response to Comment Set #2

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See response to Comment 1-1 above, and response to Comment Set #3, specifically response to Comment 3-15 for additional detail on this issue.